091.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,100 / 663,100
					USE VALUE:	663,100 / 663,100
					ASSESSED:	663,100 / 663,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN LAWRENCE W
Owner 2:	
Owner 3:	
Street 1:	46 ROCKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN LAWRENCE B & NORA -
Owner 2:	TRS/LAWRENCE B SULLIVAN TRUST -
Street 1:	46 ROCKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .081 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1973, having primarily Wood Shingle Exterior and 1666 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3536.000	294,800		368,300	663,100
Total Card	0.081	294,800		368,300	663,100
Total Parcel	0.081	294,800		368,300	663,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.02 /Parcel: 398.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58591

GIS Ref

GIS Ref

Insp Date 03/23/09

!7395!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,800	0	3,536.	368,300	663,100		Year end	12/23/2021
2021	101	FV	286,100	0	3,536.	368,300	654,400		Year End Roll	12/10/2020
2020	101	FV	286,100	0	3,536.	368,300	654,400	654,400	Year End Roll	12/18/2019
2019	101	FV	221,200	0	3,536.	373,500	594,700	594,700	Year End Roll	1/3/2019
2018	101	FV	221,200	0	3,536.	278,800	500,000	500,000	Year End Roll	12/20/2017
2017	101	FV	221,200	0	3,536.	252,500	473,700	473,700	Year End Roll	1/3/2017
2016	101	FV	221,200	0	3,536.	242,000	463,200	463,200	Year End	1/4/2016
2015	101	FV	217,000	0	3,536.	205,200	422,200	422,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:30:16

LAST REV

Date	Time
01/19/21	10:02:43
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7395

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN LAWREN	76311-255	1	12/1/2020	Family	576,000	No	No		
SULLIVAN LAWREN	50425-55		12/4/2007	Family	99	No	No		
	12545-106		10/29/1973		37,000	No	No		N

USER DEFINED

Prior Id # 1:	58591
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2021	SQ Returned	JO	Jenny O
1/12/2021	SQ Mailed	MM	Mary M
3/23/2009	Meas/Inspect	163	PATRIOT
4/5/2000	Inspected	264	PATRIOT
1/26/2000	Measured	163	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3536		Sq. Ft.	Site		0	70.	1.49	5									368,255						368,300	

Total AC/HA:	0.08118	Total SF/SM:	3536	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	368,255	Spl Credit		Total:	368,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.1	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.28025210
Const Adj.:	0.99000001
Adj $ / SQ:	177.443
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410058
Depreciation:	115226
Depreciated Total:	294832

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

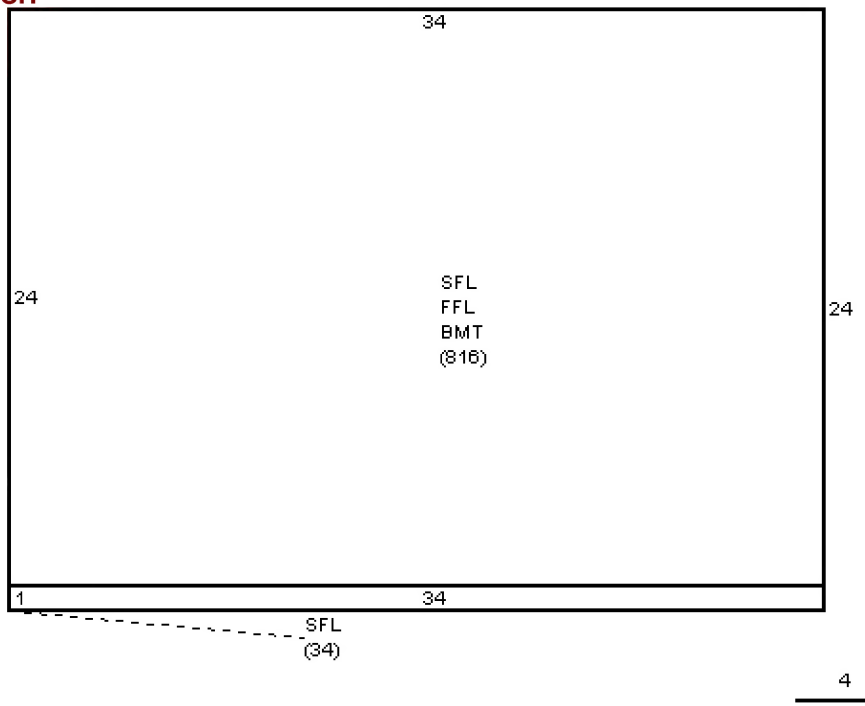
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.44
Special Features:	0	Val/Su Net:	118.78
Final Total:	294800	Val/Su SzAd	176.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	850	177.440	150,826
BMT	Basement	816	53.230	43,438
FFL	First Floor	816	177.440	144,793

Net Sketched Area:	2,482	Total:	339,057
Size Ad	1666	Gross Area	2482	FinArea	1666
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc